

TANGLEWOOD TIMES



November, 2007

Board of Directors

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Barbara Davis
484-9250

Vice President

Charles Bates
229-0333

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209-2746

Treasurer

Beverly Russell
995-2875

Member at Large

Bill Bowers
827-2490

Manager

Office: 827-7131
Home: 527-6928

CTHOA Office Hours

Mon: 9:00-Noon
Tues: 2:00-5:00
Wed: Closed
Thur, Fri & Sat:
2:00-5:00



www.CypressTanglewood.org

****OUR COMMUNITY****

When you first moved to Tanglewood, I wonder if you-like my family-were drawn to the community in part because of the attractive grounds and well-kept homes. Several of you have lived in the Tanglewood neighborhood for many years, and are aware that Tanglewood has always had a very positive reputation. The Board of Directors feels that it is important to do our best to protect your quality of life in Tanglewood, without becoming too bureaucratic about it. Although most residents gladly accept the responsibilities of townhouse living, there are a hand full of residents who do not.

Over the past year or two, many residents have noticed a slow change beginning to take place in Tanglewood. There seems to be a bit more trash and old newspapers lying around in some of our alleys. Also, some trash cans are left out for days at a time, large items are being "stored" on front porches and lawns, there are torn or missing window screens, broken porch lights, and garage doors in disrepair. Not only are these things very unsightly, they also cause all of our property values to decrease.

We are asking you, as a part of our community to do all that you can do to keep Tanglewood looking as attractive as possible. If you notice trash or old newspapers on the ground, please pick them up and throw them away. If you have items on your porch, please remove them. Even if it is only a chair, if you are not sitting in it, it shouldn't be there. Your porch, front lawn, or walk way should not be covered with potted plants, 1 or 2 should be the maximum. There should never be toys left in front of any home. If you have been assigned an RV parking space, it is your responsibility to keep it free of trash. If there are repairs that are needed at your home, please take care of them as needed. These would include replacing broken porch lights, missing or torn window screens, or replacing garage or front doors that are in disrepair.

If each of us—whether you are an owner or a renter— will make the commitment to keep our homes and common areas in good condition, our Tanglewood community will continue to be the desirable neighborhood that it has been for over 40 years. We appreciate your help!

**FOR YOUR
INFORMATION:**

Police Dept.
(714) 229-6600
(non emergency)

Fire Dept.
(714) 744-0400
(non emergency)

City of Cypress
(714) 229-6700

Animal Control
(714) 935-6848
7:30 A.M.-5:30 P.M.
(714) 935-7158
5:50 P.M.-7:30 A.M.

So Cal Edison
(800) 655-4555

Golden State Water
(800) 999-4033

Consolidated Disposal
(800) 299-4898



****BUDGET COMMITTEE ****

Many thanks to Bill Farrell, Chairman, and Ken Hood, Ruthelen Wright, Dawn Ulbrich, and Board Member, Beverly Russell, for a job well done!!
MONTHLY DUES WILL REMAIN AT \$200.00!!



****IN MEMORIUM****

Margot Coons, an original Tanglewood owner passed away on Sunday, October 28th. Margot had a passion for life. She enjoyed teaching elementary school, volunteering for "Meals on Wheels," and was our CTHOA President, 1975-1976. Margot loved sports, especially Track & Field. She attended many meets and several Olympic games all over the world.

****NEIGHBORHOOD NOTES****

GOING AWAY? Don't forget to turn off the water under your sinks and toilets. You wouldn't want to come home to a flood!

ROOF LEAKS—After each rain, it's a good idea to walk through your home, checking all ceilings, and behind drapes, curtains, and blinds for any sign of a leak. Be sure to check your garage too! If you do spot a leak, call the office--827-7131, and leave your name, address, and phone. GM Roofing will contact you to schedule the repair.

Wishing you and your family a wonderful Thanksgiving Holiday. In observance of Thanksgiving, our office will be closed on Thanksgiving Day.



TREASURER'S REPORT
 OPERATING ACCOUNT
 MONTH ENDING | 10/31/2007

CTHOA
 OPERATING ACCOUNT EXPENSES
 MONTH ENDING 10/31/2007

BANK BALANCE 10/31/07	58,183.15
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	<u>0.00</u>
ADJUSTED BALANCE	58,183.15
BEGINNING BALANCE PER G/L	56,003.12
DEPOSITS	<u>77,093.00</u>
TOTAL	133,096.12
TRANSFER FROM CHECKING	0.00
INTEREST	158.45
OTHER CHARGES	-495.90
BANK CHARGES	0.00
EXPENSES	<u>(74,575.52)</u>
ENDING BALANCE PER G/L	58,183.15

TREASURER'S REPORT
 RESERVE ACCOUNT
 MONTH ENDING | 10/31/2007

<u>MONEY MARKET</u>	
BEGINNING BALANCE PER G/L	132,370.09
TRANSFER FROM CHECKING	28,800.00
CHECKS OUTSTANDING	(3,500.00)
DEPOSIT	0.00
INTEREST	4,748.22
BANK CHARGES	(0.70)
NET REDEMPTION OF CD	0.00
EXPENSES	(7,650.00)

Sub-Total **152,767.61**

CERTIFICATES OF DEPOSIT (AT COST)	
BALANCE AT BEGINNING OF PERIOD	940,000.00
CD PURCHASES	0.00
REDEMPTIONS	0.00
TOTAL REPLACEMENT FUND	1,092,767.61

EXPENSES -
 GM ROOFING \$7,650.00

<u>EXPENSES - Y-T-D</u>	
Sheeler Bros.	14,460.00
Income Tax	6,231.36
GM Roofing	127,390.00
Leahy's Pool Service	2,375.00
Statewide Coating	6,620.00
Franchise Tax Board	2,420.00
Slumpstone Wall	976.00
	160,472.36

UTILITIES	MO.	Y-T-D	ANNUAL BUDGET
Parkway Lighting	0	18,143	23,260
General Lighting	3,358	10,660	10,760
Irrigation Elect.	149	1,383	1,850
Water	4,301	32,544	45,500
Gas	426	4,282	5,950
Telephone	89	868	950
REPAIRS & MAINT.			
Roof Repair	0	0	1,000
Pool Maintenance	983	7,114	8,500
Other Repairs	280	9,902	15,000
LANDSCAPING			
Tree Remove/Trim	10,700	10,700	12,000
Tree Replacement	0	0	1,200
Lawn Care Supplies	0	919	5,000
Plant Replacement	0	0	3,000
Seasonal Planting	0	13,915	8,790
CONTRACT SERVICES			
Gardener	11,768	117,675	141,210
Manager	2,700	27,000	32,400
Pool Cleaning	695	6,950	8,775
Clubhouse Cleaning	275	2,750	3,400
Roof Maint. Contract	0	4,950	4,000
Handyman	0	0	0
ADMINISTRATION			
Insurance	5,154	63,239	98,125
Supplies	(120)	3,778	3,200
Dues & Subscriptions	0	35	800
Orange County Permit	0	864	834
Taxes - Property	21	21	21
Taxes - Federal	0	0	0
Taxes - State	0	0	10
Bank Charges	76	1,013	1,475
Election Monitoring	1,196	2,267	1,800
Newsletter	32	1,080	1,500
Miscellaneous	(599)	375	400
Storage	0	336	625
LEGAL & CLERICAL			
Board Secretary	75	700	900
Legal Fees	1,220	1,343	1,000
Accountant	551	5,266	6,000
Audit	0	805	800
Reserve Study	0	850	1,000
Computer Services	0	275	300
Bad Debts	0	0	500
TOTAL EXPENSES	43,329	352,002	451,835
TO RESERVE ACCOUNT	26,800	268,000	321,600
TOTALS	70,129	620,002	773,435